

The Westfield Town Council met in regular session Monday, May 10, 2004 at the Westfield Town Hall. Members present were Teresa Otis Skelton, Bob Smith, David Mikesell, and Ron Thomas. Jack Hart was absent from this meeting. Also present were Clerk-Treasurer Cindy Gossard, Town Manager Jerry Rosenberger and Legal Council Brian Zaiger. President Otis Skelton called the meeting to order at 7:00 PM.

Approval of Minutes

David Mikesell made a motion to approve the minutes of April 12, 2004. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

David Mikesell made a motion to approve the minutes of April 30, 2004. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Guests:

Karen Newberry spoke regarding the annexation notice she recently received. She had some difficulty deciphering the map and had concerns about the July meeting.

Old Business

Teresa Otis Skelton stated that the Viking Meadows petition would not be heard this evening.

Ordinance 04-01 Rezone request for West Oak Industrial park PUD

Passed 3-8-04

Continued Discussion

Teresa Otis Skelton stated that she understood the petitioner was confused regarding the final council vote on the road stub to the north.

Bob Smith clarified the council's position on the nine conditions for this project. He further elaborated on the extra efforts the petitioner had gone to on other items, and was seeking relief on the stub road.

Mr. Larry Kemper, representing the petitioner, spoke about his client's confusion on the exact number of lots required before the stub road was necessary.

Kevin Buchheit restated staff's recommendation on this petition.

Mr. Wayne Beverage, the petitioner, gave his perspective on the history of this petition's approval process through the advisory plan commission and committee meetings.

Attorney Zaiger suggested that if this ordinance were to be changed, it should go back to the advisory plan commission for their review before enacting.

There was consensus from the council that a decision had been made and it should stand as approved.

Internet Usage Policy

Jerry presented this item. He highlighted some of the suggested changes.

Ron Thomas made a motion to approve. David Mikesell seconded. Vote: Yes-4; No-0. Motion carried.

***Ordinance 04-14 Annexation—Morris Property
First Reading/public hearing April 12, 2004
Second Reading***

Jerry introduced this item. He described the property in question and noted that this property has been sold at public auction, but at this time is still owned by Mark Morris.

David Mikesell made a motion to approve Ordinance 04-14. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Resolution 04-10 Fiscal Plan for Morris Property

David Mikesell made a motion to approve Resolution 04-10. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

***Ordinance 04-17 Annexation—Andover
First Reading/Public Hearing—April 12, 2004
Second Reading***

Jerry used the overhead to describe this property. He briefly updated the council.

David Mikesell made a motion to approve Ordinance 04-17. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Resolution 04-11 Fiscal Plan for Andover Subdivision

David Mikesell made a motion to approve Resolution 04-11. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

***Ordinance 04-15 WWTP Bond Ordinance 2004
First Reading—April 12, 2004***

Second Reading

Jerry introduced Ted Esping to explain this item.

Mr. Esping briefly described the bond process for the council. This second reading is the same as was before the council last month.

Bruce Hauk explained that the treatment plant needs to be expanded to accommodate future planned growth.

David Mikesell made a motion to approve Ordinance 04-15. Bob Smith seconded.
Vote: Yes-4; No-0. Motion carried.

Regulatory Changes/Council Introduction

***First council consideration:
Sycamore PUD***

Kevin Buchheit presented this item. He described the surrounding area, the specific property, and the proposal. He explained this item is an introduction only. This item will be back next month, after receiving some discussion between council members and staff.

Mr. Steve Hardin, representing the petitioner, also gave a brief description of the project and offered to answer specific questions.

Westwind PUD

Kevin Buchheit presented this item. He used the overhead to show the property limits and described the proposal. He described an overall plan containing a church, retirement area, and assisted living area. He explained this item is for an introduction to council only and will be back on the agenda next month.

Kevin will be contacting the council members for their comments on both of these projects.

Second Council Consideration: None

New Business

Appointment—Hamilton County Solid Waste Advisory Committee

Jerry presented information on this item. He noted a letter from Steve Holt requesting an appointment to this committee.

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David Mikesell made a motion to appoint Ron Thomas. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

Resolution 04-13 Municipal government Week May 17-21, 2004

Jerry presented this item. He explained that the Indiana Association of Cities and Towns encourages municipalities to highlight local government. This year, Westfield will host an open house on the 19th, at the River Road water treatment plant and at the Public Safety building.

Bob Smith read Resolution 04-13.

David Mikesell made a motion to approve Resolution 04-13. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Proclamation—WW II Veterans Recognition Day May 29, 2004

Jerry Rosenberger presented this agenda item. He stated the local Legion post is requesting this recognition.

Teresa Otis Skelton read the proclamation.

Bob Smith made a motion to approve this proclamation. David Mikesell seconded. Vote: Yes-4; No-0. Motion carried.

***Ordinance 04-05 Sign Ordinance Amendment
First Reading***

Kevin Buchheit presented this item. He explained that this ordinance is to make minor adjustments to the sign ordinance. He stated this comes to the council with a positive recommendation from the advisory plan commission.

David Mikesell made a motion to approve ordinance 04-05. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

Rezone discussion of Springmill property

Teresa Otis Skelton stated this item is on the agenda at the request of some residents seeking resolution on this property.

Note: at this point in the meeting, a recording malfunction occurred and the tape did not record. Some information was lost.

There was some general discussion on this project. Recently, a petitioner withdrew his proposal for developing this site for a commercial use. Council members are now trying to determine if they should rezone the property to a residential district.

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Most council members agreed that any legal ramifications of rezoning this property must be determined prior to making any decision.

Interested homeowners are encouraged to contact the town manager's office to discuss this matter.

Wastewater Treatment Facility Expansion—Bid Reading

Bruce Hauk presented this item. He explained that three bids have been received. He recommended the council consider these bids and make a determination at the June meeting.

Resurfacing Bid for Road Projects—Bid Reading/Approval

Bruce Hauk explained that seven bids have been received to do the various road-resurfacing projects. He recommended the council approve Grady Brothers in the amount of \$365,000

David Mikesell made a motion to accept the bid from Grady Brothers and to allow the town manager sign the contract. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Ordinance 04-19 Rochhio Kiley rezone

Public Hearing—Advisory Plan Commission April 26, 2004

First Reading

Kevin Buchheit presented this item. He used the overhead to describe the property. He detailed the project, and noted that it comes to the council with a positive recommendation from the advisory plan commission.

David Mikesell made a motion to approve Ordinance 04-19. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

Ordinance 04-22 Viking Meadows rezone

Public Hearing—Advisory Plan Commission May 10, 2004

First Reading

This item will be heard in June.

Ordinance 04-16 Wastewater Rate Ordinance Introduction

Jerry introduced Buzz Krohn, who presented this item.

Mr. Krohn reiterated the need to expand the wastewater treatment plant to accommodate planned growth. This rate ordinance will help the expansion project, and will make rates more equitable throughout the town's jurisdiction.

Mr. Krohn gave a presentation explaining some of the details of the current rate structure, and noted the Town should be able to accommodate a \$13 million bond.

This item will be on the June agenda for a public hearing.

***Ordinance 04-23 Amendment to Wastewater Rules and Regulations
First Reading***

Bruce Hauk presented this item. This amendment is to allow the town to utilize the facilities acquired with the purchase of Hamilton Western Utilities, even though some are outside the corporate limits. Current town ordinances prohibit this flexibility, although state statutes allow this.

This ordinance will be back before the council at the June meeting.

Westfield Public Works Purchase—Godwin Pump

Bruce Hauk presented this item. He explained how the pump functions and the need to purchase this equipment. He noted the return on the investment would be around 4 years and the life of the equipment should last more than 10 years.

Bob Smith made a motion to approve the purchase and to have the town manager sign the contract. David Mikesell seconded. Vote: Yes-4; No-0. Motion carried.

Roudebush (Well #6) Lease Agreement Termination

Bruce Hauk presented information on this item. He explained that this well is no longer needed by the town and recommended the lease be terminated, at a cost of \$18,000.

David Mikesell made a motion to terminate the lease with the \$18,000 payment. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Noblesville Billing Contract for Water Meter Reading

Bruce Hauk presented the contract with Noblesville to have Town of Westfield employees perform some of the meter reading for Noblesville. This could result in as much as \$10,000 per year for the Town. He recommended the council approve this contract.

David Mikesell made a motion to approve the contract and authorize the council president to sign. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

Consent Agenda

Release of Performance Bonds

- i. **Countryside Sections 9, 10, and 11B**

ii. **Ashfield**

David Mikesell made a motion to approve the consent agenda. Bob Smith seconded.
Vote: Yes-4; No-0. Motion carried.

Release of Maintenance Bonds
None at this time

Town Manager Report:

Jerry reiterated the Legion request for proclamation reading on the 29th.

He gave a brief update on the status of the Westfield Tech Park.

The IACT Roundtable meeting will be May 25th at Lutz's steakhouse.

Jerry noted a public information meeting regarding the SR 32 annexation. He needs the council members to give him their availability.

The joint advisory plan commission and town council meeting will be on June 1st at the public safety building.

Jerry requested the council appoint Gloria DelGreco to the Westfield Economic Development Commission.

David Mikesell made a motion to appoint Ms. DelGreco. Bob Smith seconded. Vote: Yes-4; No-0. Motion carried.

Jerry updated the council on the road impact fee adjustment. This will be back to the council in June.

The public safety board of directors met recently to discuss refunding the public safety building bond. They voted favorably to do so.

Jerry distributed a request from the Hamilton County Chamber Coalition to participate in an advertisement of support for Conner Prairie having its own board. There is no cost to the town for this.

David Mikesell made a motion to approve the request. Bob Smith seconded. Vote: Yes-3; No-1 (Ron Thomas). Motion carried.

Council Members Comments:

David Mikesell thanked Sheridan for inviting town members to the local festival. Mr. Mikesell also thanked the police department for their presence at the intersection of 161st and US 31.

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Ron Thomas asked if rumble strips could also be added to the southbound lanes of Union Street, and asked that striping be added to the trail itself to warn users of oncoming traffic. Jerry commented that an overhead flasher would soon be added to that area, along with gates to slow down trail traffic.

Teresa Otis Skelton spoke about the recent Arbor Day event held at Quaker Park.

Bob Smith inquired about the truck stop on SR 32. Jerry recently met with that property owner about a future project for that site.

Claims:

David Mikesell made a motion to approve claims. Ron Thomas seconded. Vote: Yes-4; No-0. Motion carried.

With no further business the meeting was adjourned at 9:45 PM. An Executive Session followed.

Clerk-Treasurer

Council President